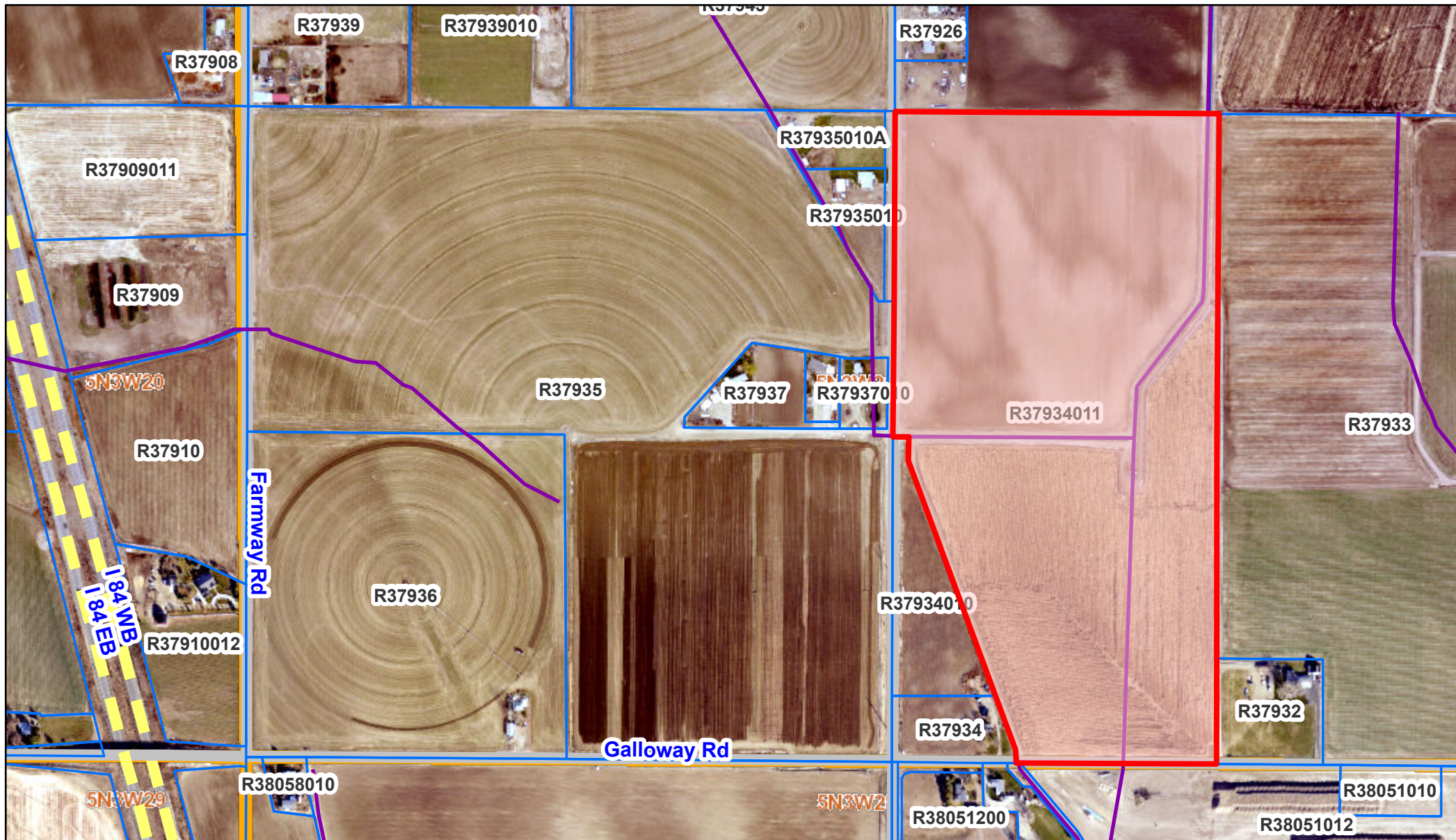
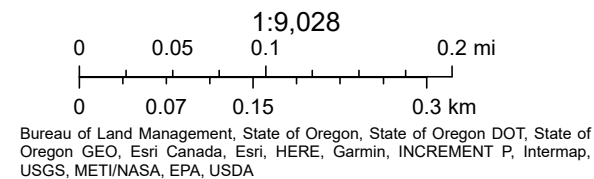


Canyon County, ID Web Map



2/17/2023, 3:19:18 PM

- | | | |
|--|--|---|
| Multiple Parcel Search _Query result | Roads | Sections |
| Hydro_NHDFlowline | County Boundary | Canyon County Imagery_2019 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Interstate | City Limits | Green: Band_2 |



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Richard Albisu
	MAILING ADDRESS: [REDACTED]
	PHONE: EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Richard Albisu</u> Date: <u>5/25/22</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Stephanie Hopkins
	COMPANY NAME: KM Engineering, LLP.
	MAILING ADDRESS: 5725 North Discovery Way, Boise, Idaho 83713
	PHONE: 208.639.6939 EMAIL: shopkins@kmengllp.com

SITE INFO	STREET ADDRESS: 0 Galloway Road
	PARCEL #: R3793401100 LOT SIZE/AREA: +/- 71.65 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SE SECTION: 21 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: Ag FLOODZONE (YES/NO): No

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input checked="" type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER

CASE NUMBER: <u>OR2022-0007</u> <u>CR2022-0015</u>	DATE RECEIVED: <u>5/26/22</u>
RECEIVED BY: <u>Maddy Vander Veen</u>	APPLICATION FEE: <u>\$3,735</u> CK MO <input checked="" type="radio"/> CASH

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Richard Albisu
	MAILING ADDRESS: [REDACTED]
	PHONE: EMAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ Date: _____

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	QUARTER: SE SECTION: 21 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: Ag FLOODZONE (YES/NO): No

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input checked="" type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

May 25, 2022
Project No.: 21-071

Mr. Dan Lister
Canyon County Development Services
111 North 11th Avenue
Caldwell, ID 83605

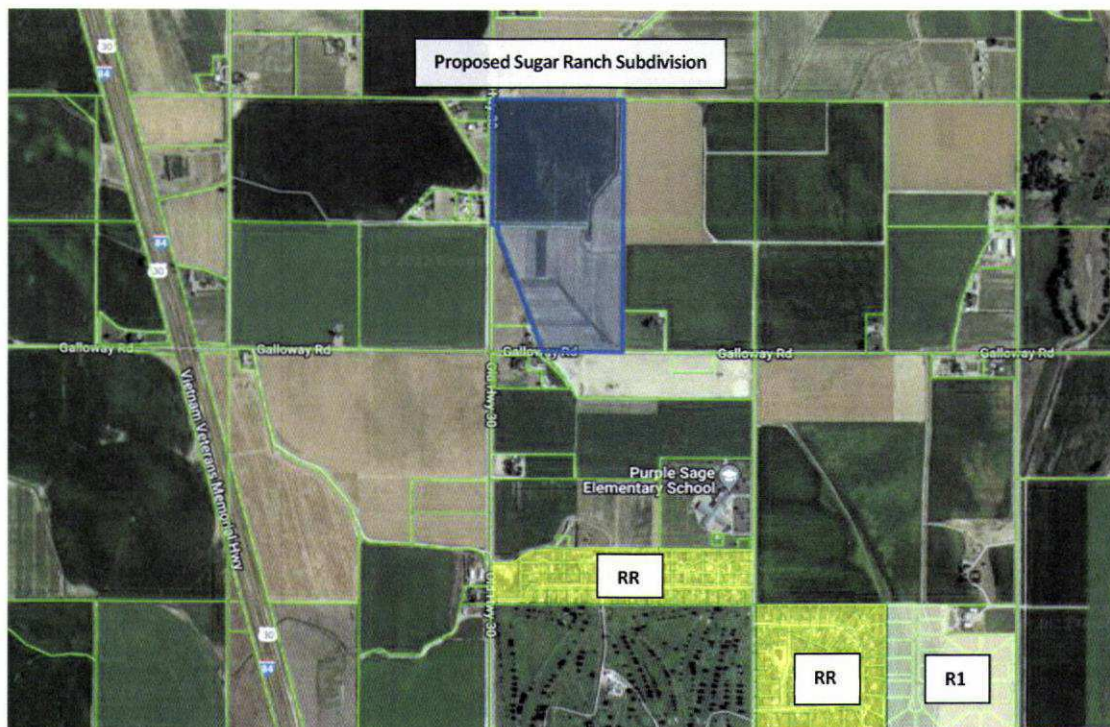
**RE: Sugar Ranch – Canyon County, ID
Comprehensive Plan Map Amendment and Zoning Map Amendment Narrative**

Dear Mr. Lister:

On behalf of Hess Properties, LLC., we are pleased to submit the attached applications and required supplements for a comprehensive plan map amendment and zoning map amendment to allow for the future development of Sugar Ranch, a single-family residential subdivision in Canyon County.

Site Information

The subject property is approximately 71.7 acres and is located north of Galloway Road and east of Old Highway 30 in Canyon County. The property is in close proximity to a mixture of rural residences, agricultural uses, the Purple Sage Golf Course and Purple Sage Elementary School. Residentially zoned property in Canyon County exists less than a ½ mile to the south.



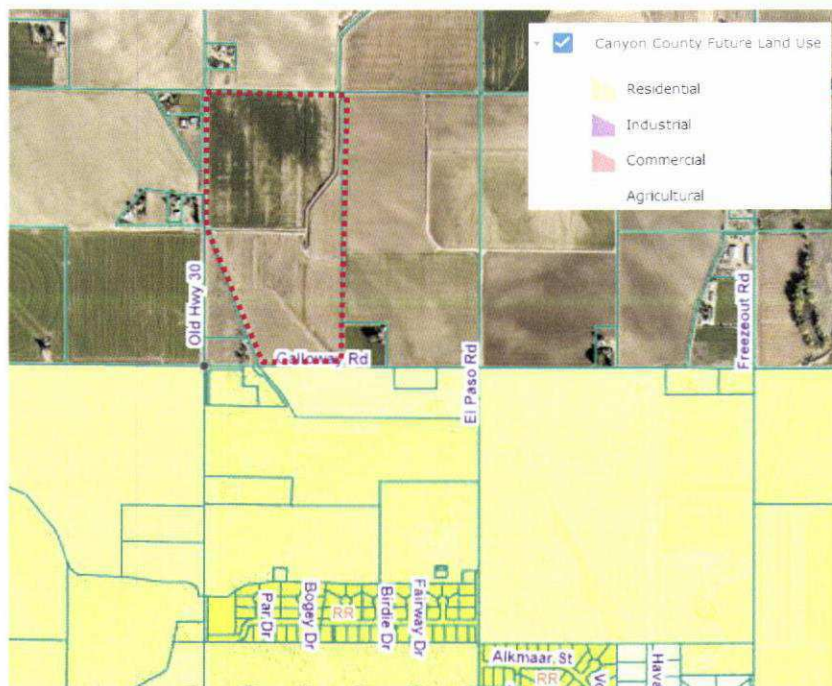
Applications for this project include a comprehensive plan map amendment from agricultural to residential; and conditional rezone from agriculture to R1, single-family residential. We have held one neighborhood meeting and participated in discussions with County staff to understand the applications and process necessary to propose a single-family residential subdivision on the site. Should the subject comprehensive plan map amendment and rezone request be approved, the applicant will submit a preliminary plat application depicting the planned subdivision.

Compliance with the Comprehensive Plan

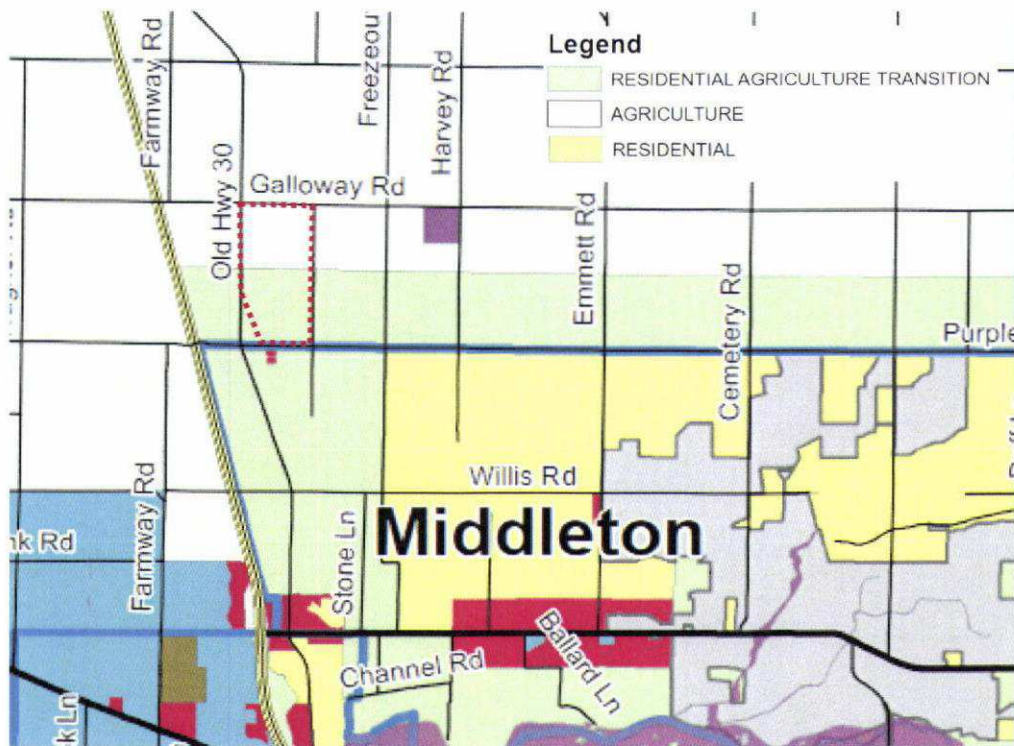
The subject site is currently undeveloped and has historically been used as agricultural land. The applicant is interested in pursuing a residential subdivision to provide housing for Canyon County residents in close proximity to the City of Middleton's impact area, existing services including Purple Sage Elementary School, and existing single-family residences.

In coordinating with Canyon County Development Services, it was determined that a comprehensive plan map amendment and rezone would be required to allow for the proposed single-family residential use. As such, we are requesting to amend the Comprehensive Plan Future Land Use Map from *Agriculture* for the +/- 71.7 acre parcel to the *Residential* land use to allow for our request to rezone the property from Agriculture to the R1 district. A conceptual layout of the residential subdivision proposed has been included with this application to provide a point of reference for the type of development anticipated.

Canyon County's comprehensive plan is currently being revised. The current future land use map depicts the residential land use directly south of the subject property, as depicted on the graphic below.



A draft of the plan and associated future land use map available online shows that this property is within an area slated to accommodate development tailored toward a transition between residential and agricultural land uses, as shown on the image below. The proposed single-family residential subdivision will include a minimum of 1-acre average lot sizes which will provide an appropriate transition to future land uses in alignment with the future land use map. The large lot sizes will provide a transition from existing agricultural uses to future residential uses, especially as the city of Middleton continues to grow.



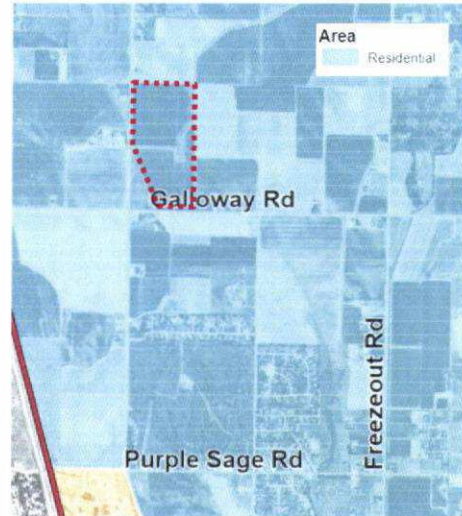
Developing residential lots in a location close to an existing school, existing and planned residential subdivisions and transit corridors aligns with several policies in Canyon County's current comprehensive plan. A residential subdivision in this location will support *Policy 7* in establishing a new development near existing infrastructure. Sugar Ranch will also work toward fulfilling the intent of *Policy 3* within *Section 2* by encouraging future population to locate in an area that is conducive for residential living and that does not pose an incompatible land use to other land uses.

Comprehensive Plan Map Amendment

The Canyon County Future Land Use Map indicates that this property is within the agriculture future land use. In order to accommodate the proposed residential use of the property, we request to amend this land use to the residential land use.

This request is consistent with the current Canyon County Comprehensive Plan in that it will allow for a residential use adjacent to existing infrastructure, services and residential uses in the vicinity. This project will encourage residential development in a controlled, planned and constructive manner, which will enhance the existing lifestyle and environmental beauty of Canyon County, as is a policy within the Comprehensive Plan.

In addition, the property is located within the residential land use in Middleton's future land use map. Development of a large lot residential subdivision will be consistent with that land use as the city of Middleton starts to expand its city limits. The 1-acre lots contemplated will provide a transition in density from agricultural land uses to future residential uses.



Conditional Rezone & Development Agreement

As mentioned, the current zoning for the project site is Agriculture in Canyon County, we propose to rezone the property to the R1 district for the purpose of developing a single-family residential subdivision. This rezone is consistent with the intent and goals of the Canyon County Zoning Ordinance, the Comprehensive Plan, and the City of Middleton's Comprehensive Plan.

When considering the adjacent existing uses, a residential subdivision is consistent and appropriate for this area. The proposed R1 zoning designation for the subject property is more appropriate than the current zoning designation and will be consistent as this area develops in the future. The R1 district allows single-family residential subdivisions with a minimum average lot size of 1-acre. A preliminary plat application will be required to ensure compliance with County Code, which will allow us to work further with Canyon County to determine details related to the site design and required improvements.

In conjunction with rezoning the property, we propose to enter into a development agreement to guide future development of the site. We are proposing a conceptual site plan and legal description to provide an understanding of the R1 boundary requested and future development anticipated. Further detail will be provided with a subsequent preliminary plat application, should the subject request be approved.

Access, Transportation and Services

Sugar Ranch will take access via Galloway Road and will complete a ½ width section of Sparks Street, a collector roadway that will connect to Old Highway 30 on the north boundary of the site. The future residential subdivision will include public roadways improved to Canyon Highway District No 4's (CHD4) standards. Direct access will be prohibited via Old Highway 30 and Galloway Road.

The subdivision will be served by on-site septic and well, future development plans will indicate more detail. Fire suppression requirements will be coordinated with the fire district.

Roadway requirements and specifications will be coordinated with the CHD4 as we prepare and finalize the preliminary plat. As the project progresses, we will work with other applicable public utilities and associated agencies to ensure that adequate services are provided, and improvements are made as required.

Conclusion

With the proposals discussed herein, we believe that the Sugar Ranch project complements and is consistent with the surrounding residential and agricultural uses in this area of Canyon County and in accord with the goals and objectives found in both the Canyon County and Middleton Comprehensive Plans.

We appreciate the time the Canyon County Development Services staff members have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Stephanie Hopkins
Land Planner

cc: Sugar Ranch
Hess Properties, LLC.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 0 Galloway Road Parcel Number: R3793401100
City: Caldwell State: Idaho ZIP Code: 83607
Notices Mailed Date: April 26, 2022 Number of Acres: +/- 71.7 Current Zoning: Ag
Description of the Request: Request for a comprehensive plan map amendment and rezone to accommodate future single-family residential development

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Stephanie Hopkins
Company Name: KM Engineering, LLP.
Current address: 5725 North Discovery Way
City: Boise State: Idaho ZIP Code: 83713
Phone: 208.639.6939 Cell: Fax:
Email: shopkins@kmengllp.com

MEETING INFORMATION

DATE OF MEETING: May 9, 2022 MEETING LOCATION: Project Site - NE corner of Galloway and Old Hwy 30
MEETING START TIME: 6 pm MEETING END TIME: 6:45 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Doug Caldwell		26217 Old Hwy 30
2. Don Caldwell		26295 Hwy 30
3. Marnie Vandenberg		14205 Galloway / 13419
4. Rich Albisa		2495 South hollow RP Caldwell, ID 83607
5. Bill Vandenberg		4705 Galloway Rd
6. DENNIS EVANS		15178 Galloway Rd
7. Donna Evans		15178 Galloway Rd
8. THER HESS		15031 S 74643E RD
9. Casey Crow		26444 Old Hwy 30 Caldwell
Sid Freeman		27406 Farmway Rd

Revised 11/25/20

10.	Cindy Cray	Cindy Cray	26499 Old Hwy 30 Colville
11.	LARRY Smith	Debra Smith	26552 Old Hwy 30 Colville
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Stephanie Hopkins

APPLICANT/REPRESENTATIVE (Signature): Stephanie Hopkins

DATE: ____/____/____

Notice of Neighborhood Meeting
Comprehensive Plan Map Amendment & Rezone Application
Pre-application requirement for a Public Hearing

April 26, 2022

Dear Neighbor,

We are in the process of submitting an application for a Comprehensive Plan Map Amendment and Zoning Ordinance Map Amendment (rezone) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: May 9, 2022

Time: 6 p.m.

Location: Project site – NE Corner of Galloway Road and Old Highway 30 (meeting location indicated with a yellow star on the attached vicinity map)

Property description: Located north of Galloway Road and east of Old Highway 30

The project is summarized below:

Site Location: NE Corner of Galloway Road and Old Highway 30

Proposed access: Via Galloway Road

Total acreage: +/- 71.70 acres

Proposed lots: 56 (55 single-family lots and 1 common lot)

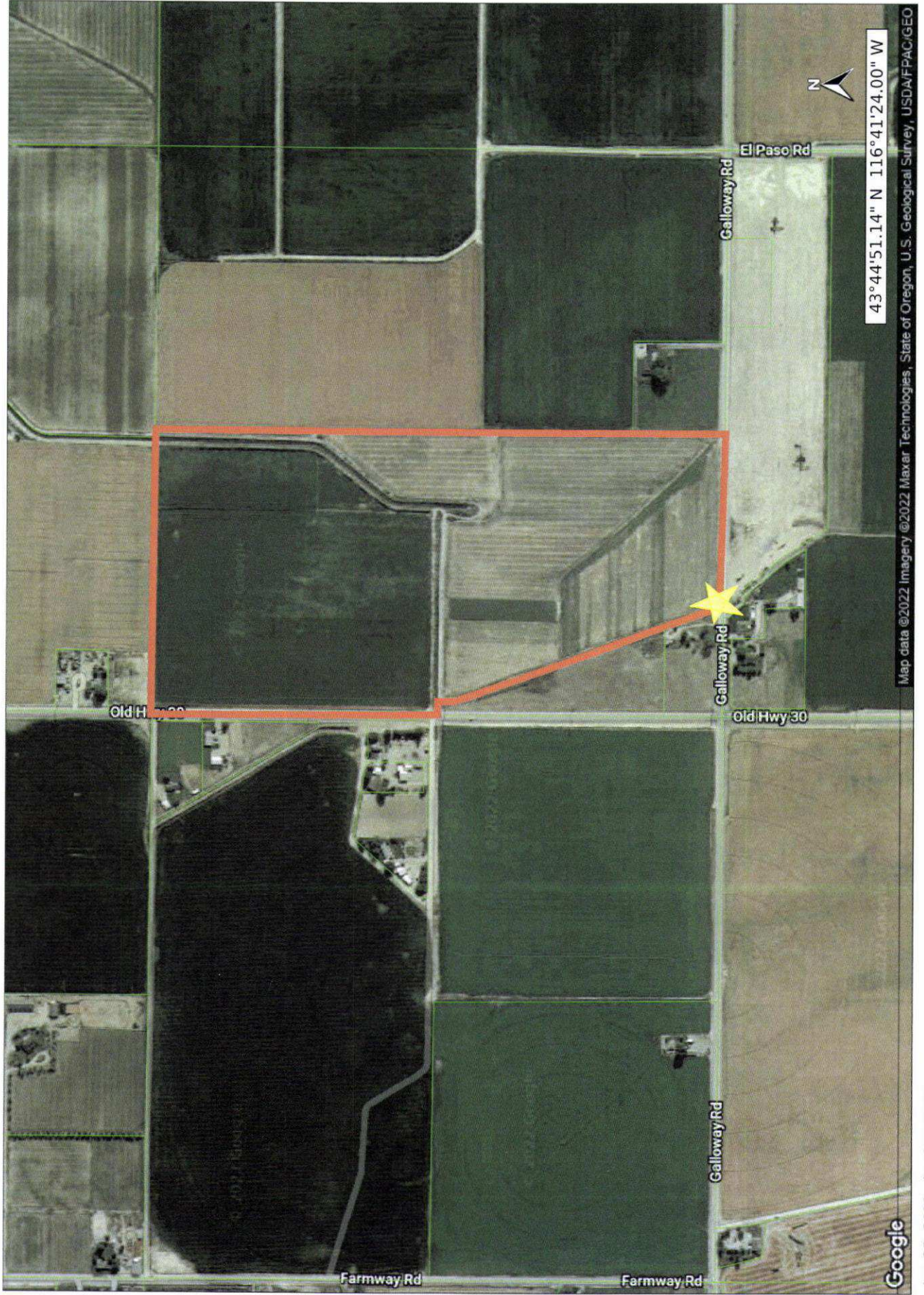
We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at 208.639.6939 or shopkins@kmengllp.com.

Sincerely,

Stephanie Hopkins, KM Engineering, LLP.



DOORNENBAL BROTHERS LAND HOLDING 13146 GALLOWAY RD CALDWELL, ID 83607	JIMENEZ JOSE D JIMENEZ 15418 GALLOWAY RD CALDWELL, ID 83607	VANDENBERG AND SONS DAIRY LLC 13503 GOODSON RD CALDWELL, ID 83607
EVANS DENNIS E 15178 GALLOWAY RD CALDWELL, ID 83607	STUBBLEFIELD A H 2258 BRADFORD AVE HIGHLAND, CA 92346	GRIGG AARON 15427 GALLOWAY RD CALDWELL, ID 83607
AMALGAMATED SUGAR CO 1951 S SATURN WAY STE 100 BOISE, ID 83709-2924	TRAMMELL FAMILY TRUST 21331 ADAMSON DR GRASS VALLEY, CA 95949	FARLEY KATELYN M 15435 GALLOWAY RD CALDWELL, ID 83607
FREEMAN FAMILY REVOCABLE TRUST 26590 OLD HWY 30 CALDWELL, ID 83607	JIMENEZ MIGUEL A JIMENEZ 20045 KREMMWOOD DR NOTUS, ID 83656	DOORNENBAL RIEN AND LIESKE TRUST 19116 LONE TREE RD ESCALON, CA 95320
SMITH LARRY A 26552 OLD HWY 30 CALDWELL, ID 83607	CROW CASEY L 26494 OLD HWY 30 CALDWELL, ID 83607	CALDWELL DONALD F 26291 OLD HWY 30 CALDWELL, ID 83607
DOORNENBAL FARMS 26956 CEMETERY RD MIDDLETON, ID 83644	CALDWELL DONALD A 26295 OLD HWY 30 CALDWELL, ID 83607	ALBISU RICHARD 2495 SAND HOLLOW RD CALDWELL, ID 83607
		MURGOITIO CAROL ANN 3640 BREAKWATER AVE LAKE HAVASU CITY, AZ 86406

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? 54

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

- ☐ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☒ Pressurized ☐ Gravity

5. ACCESS:

- ☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

- ☒ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

- ☐ Fencing will be provided (Please show location on site plan)

Type: To be determined with preliminary plat Height: _____

8. STORMWATER:

- ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 54 ☐ Commercial _____ ☐ Industrial _____
☒ Common 1 ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: To be determined with preliminary plat

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

VICINITY MAP					
T = 50000					
BENCHMARK					
POINT	NUMERICAL	POINT	SYMBOL	TEXT	
101	70.213 4740	102	27.314 5710	103	104
105	70.228 4850	106	27.325 5860	107	108
109	70.243 4960	110	27.336 5990	111	112
113	70.258 5070	114	27.347 6140	115	116
117	70.273 5180	118	27.358 6290	119	120
121	70.288 5290	122	27.369 6440	123	124
125	70.303 5400	126	27.380 6590	127	128
129	70.318 5510	130	27.391 6740	131	132
133	70.333 5620	134	27.402 6890	135	136
137	70.348 5730	138	27.413 7040	139	140
141	70.363 5840	142	27.424 7190	143	144
145	70.378 5950	146	27.435 7340	147	148
149	70.393 6060	150	27.446 7490	151	152
153	70.408 6170	154	27.457 7640	155	156
157	70.423 6280	158	27.468 7790	159	160
161	70.438 6390	162	27.479 7940	163	164
165	70.453 6500	166	27.490 8090	167	168
169	70.468 6610	170	27.501 8240	171	172
173	70.483 6720	174	27.512 8390	175	176
177	70.498 6830	178	27.523 8540	179	180
181	70.513 6940	182	27.534 8690	183	184
185	70.528 7050	186	27.545 8840	187	188
189	70.543 7160	190	27.556 8990	191	192
193	70.558 7270	194	27.567 9140	195	196
197	70.573 7380	198	27.578 9290	199	200
201	70.588 7490	202	27.589 9440	203	204
205	70.603 7600	206	27.600 9590	207	208
209	70.618 7710	210	27.611 9740	211	212
213	70.633 7820	214	27.622 9890	215	216
217	70.648 7930	218	27.633 10000	219	220
221	70.663 8040	222	27.644 10150	223	224
225	70.678 8150	226	27.655 10300	227	228
229	70.693 8260	230	27.666 10450	231	232
233	70.708 8370	234	27.677 10600	235	236
237	70.723 8480	238	27.688 10750	239	240
241	70.738 8590	242	27.699 10900	243	244
245	70.753 8700	246	27.710 11050	247	248
249	70.768 8810	250	27.721 11200	251	252
253	70.783 8920	254	27.732 11350	255	256
257	70.798 9030	258	27.743 11500	259	260
261	70.813 9140	262	27.754 11650	263	264
265	70.828 9250	266	27.765 11800	267	268
269	70.843 9360	270	27.776 11950	271	272
273	70.858 9470	274	27.787 12100	275	276
277	70.873 9580	278	27.798 12250	279	280
281	70.888 9690	282	27.809 12400	283	284
285	70.903 9800	286	27.820 12550	287	288
289	70.918 9910	290	27.831 12700	291	292
293	70.933 10020	294	27.842 12850	295	296
297	70.948 10130	298	27.853 13000	299	300
301	70.963 10240	302	27.864 13150	303	304
305	70.978 10350	306	27.875 13300	307	308
309	70.993 10460	310	27.886 13450	311	312
313	71.008 10570	314	27.897 13600	315	316
317	71.023 10680	318	27.908 13750	319	320
321	71.038 10790	322	27.919 13900	323	324
325	71.053 10900	326	27.930 14050	327	328
329	71.068 11010	330	27.941 14200	331	332
333	71.083 11120	334	27.952 14350	335	336
337	71.098 11230	338	27.963 14500	339	340
341	71.113 11340	342	27.974 14650	343	344
345	71.128 11450	346	27.985 14800	347	348
349	71.143 11560	350	27.996 14950	351	352
353	71.158 11670	354	28.007 15100	355	356
357	71.173 11780	358	28.018 15250	359	360
361	71.188 11890	362	28.029 15400	363	364
365	71.203 12000	366	28.040 15550	367	368
369	71.218 12110	370	28.051 15700	371	372
373	71.233 12220	374	28.062 15850	375	376
377	71.248 12330	378	28.073 16000	379	380
381	71.263 12440	382	28.084 16150	383	384
385	71.278 12550	386	28.095 16300	387	388
389	71.293 12660	390	28.106 16450	391	392
393	71.308 12770	394	28.117 16600	395	396
397	71.323 12880	398	28.128 16750	399	400
401	71.338 12990	402	28.139 16900	403	404
405	71.353 13100	406	28.150 17050	407	408
409	71.368 13210	410	28.161 17200	411	412
413	71.383 13320	414	28.172 17350	415	416
417	71.398 13430	418	28.183 17500	419	420
421	71.413 13540	422	28.194 17650	423	424
425	71.428 13650	426	28.205 17800	427	428
429	71.443 13760	430	28.216 17950	431	432
433	71.458 13870	434	28.227 18100	435	436
437	71.473 13980	438	28.238 18250	439	440
441	71.488 14090	442	28.249 18400	443	444
445	71.503 14200	446	28.260 18550	447	448
449	71.518 14310	450	28.271 18700	451	452
453	71.533 14420	454	28.282 18850	455	456
457	71.548 14530	458	28.293 19000	459	460
461	71.563 14640	462	28.304 19150	463	464
465	71.578 14750	466	28.315 19300	467	468
469	71.593 14860	470	28.326 19450	471	472
473	71.608 14970	474	28.337 19600	475	476
477	71.623 15080	478	28.348 19750	479	480
481	71.638 15190	482	28.359 19900	483	484
485	71.653 15300	486	28.370 20050	487	488
489	71.668 15410	490	28.381 20200	491	492
493	71.683 15520	494	28.392 20350	495	496
497	71.698 15630	498	28.403 20500	499	500

[illegible][illegible]

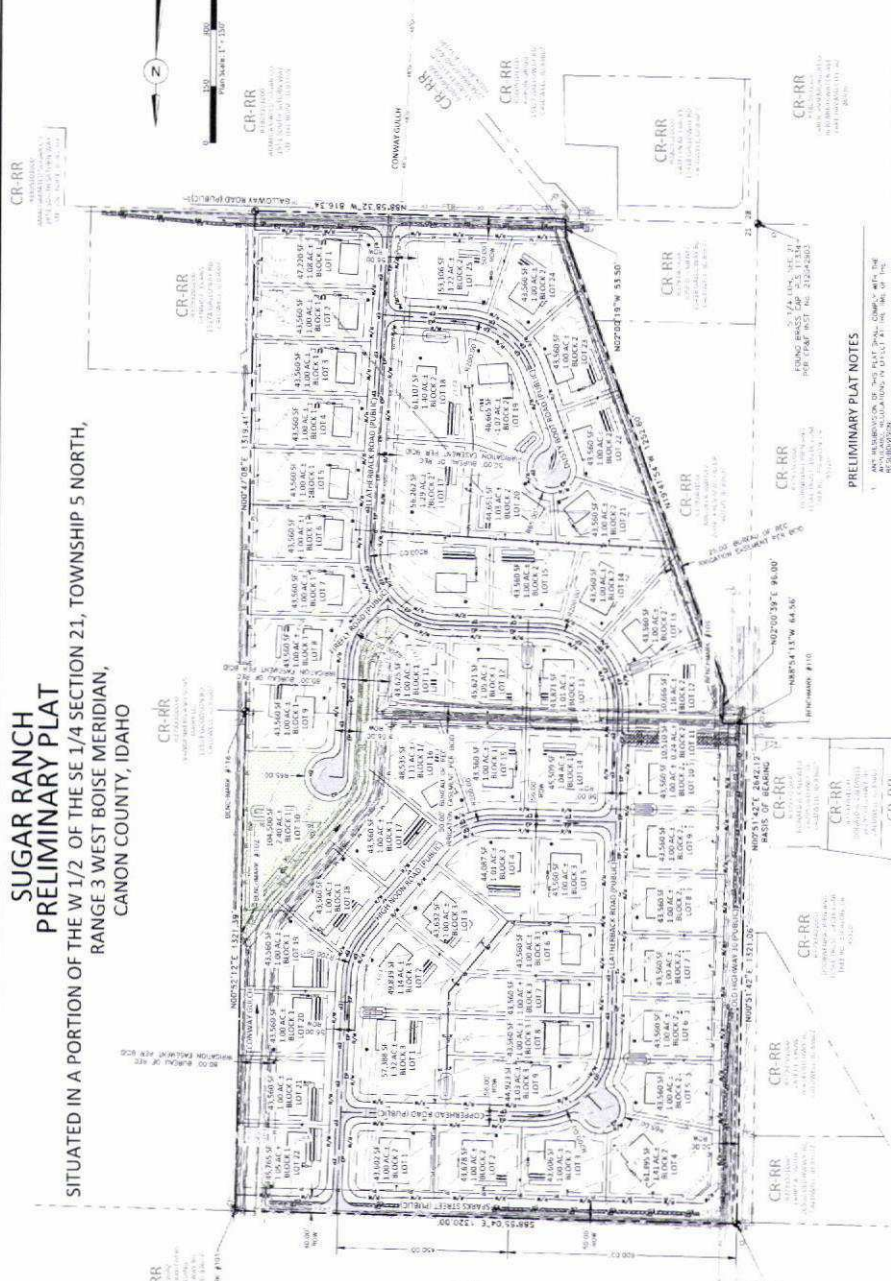
TYPICAL 3-LANE ROAD HALF SECTION
(GALLOWAY ROAD, OLD HWY 40, AND HWY 101)

Figure 1: Typical Local Road Section Per MTS. The diagram shows a cross-section of a road with various layers and materials. The layers are labeled as follows: 1. Surface Layer (1.0m), 2. Subgrade (1.0m), 3. Base Course (1.0m), 4. Sub-base Course (1.0m), 5. Road Bed (1.0m), 6. Road Bed (1.0m), 7. Road Bed (1.0m), 8. Road Bed (1.0m), 9. Road Bed (1.0m), 10. Road Bed (1.0m), 11. Road Bed (1.0m), 12. Road Bed (1.0m), 13. Road Bed (1.0m), 14. Road Bed (1.0m), 15. Road Bed (1.0m), 16. Road Bed (1.0m), 17. Road Bed (1.0m), 18. Road Bed (1.0m), 19. Road Bed (1.0m), 20. Road Bed (1.0m), 21. Road Bed (1.0m), 22. Road Bed (1.0m), 23. Road Bed (1.0m), 24. Road Bed (1.0m), 25. Road Bed (1.0m), 26. Road Bed (1.0m), 27. Road Bed (1.0m), 28. Road Bed (1.0m), 29. Road Bed (1.0m), 30. Road Bed (1.0m), 31. Road Bed (1.0m), 32. Road Bed (1.0m), 33. Road Bed (1.0m), 34. Road Bed (1.0m), 35. Road Bed (1.0m), 36. Road Bed (1.0m), 37. Road Bed (1.0m), 38. Road Bed (1.0m), 39. Road Bed (1.0m), 40. Road Bed (1.0m), 41. Road Bed (1.0m), 42. Road Bed (1.0m), 43. Road Bed (1.0m), 44. Road Bed (1.0m), 45. Road Bed (1.0m), 46. Road Bed (1.0m), 47. Road Bed (1.0m), 48. Road Bed (1.0m), 49. Road Bed (1.0m), 50. Road Bed (1.0m), 51. Road Bed (1.0m), 52. Road Bed (1.0m), 53. Road Bed (1.0m), 54. Road Bed (1.0m), 55. Road Bed (1.0m), 56. Road Bed (1.0m), 57. Road Bed (1.0m), 58. Road Bed (1.0m), 59. Road Bed (1.0m), 60. Road Bed (1.0m), 61. Road Bed (1.0m), 62. Road Bed (1.0m), 63. Road Bed (1.0m), 64. Road Bed (1.0m), 65. Road Bed (1.0m), 66. Road Bed (1.0m), 67. Road Bed (1.0m), 68. Road Bed (1.0m), 69. Road Bed (1.0m), 70. Road Bed (1.0m), 71. Road Bed (1.0m), 72. Road Bed (1.0m), 73. Road Bed (1.0m), 74. Road Bed (1.0m), 75. Road Bed (1.0m), 76. Road Bed (1.0m), 77. Road Bed (1.0m), 78. Road Bed (1.0m), 79. Road Bed (1.0m), 80. Road Bed (1.0m), 81. Road Bed (1.0m), 82. Road Bed (1.0m), 83. Road Bed (1.0m), 84. Road Bed (1.0m), 85. Road Bed (1.0m), 86. Road Bed (1.0m), 87. Road Bed (1.0m), 88. Road Bed (1.0m), 89. Road Bed (1.0m), 90. Road Bed (1.0m), 91. Road Bed (1.0m), 92. Road Bed (1.0m), 93. Road Bed (1.0m), 94. Road Bed (1.0m), 95. Road Bed (1.0m), 96. Road Bed (1.0m), 97. Road Bed (1.0m), 98. Road Bed (1.0m), 99. Road Bed (1.0m), 100. Road Bed (1.0m). The diagram also includes a north arrow and a scale bar.

VICINITY MAP					
T = 50000					
BENCHMARK					
POINT	NUMERICAL	POINT	SYMBOL	TEXT	
101	70.213 4740	102	27.314 5710	103	104
105	70.228 4850	106	27.325 5860	107	108
109	70.243 4960	110	27.336 5990	111	112
113	70.258 5070	114	27.347 6140	115	116
117	70.273 5180	118	27.358 6290	119	120
121	70.288 5290	122	27.369 6440	123	124
125	70.303 5400	126	27.380 6590	127	128
129	70.318 5510	130	27.391 6740	131	132
133	70.333 5620	134	27.402 6890	135	136
137	70.348 5730	138	27.413 7040	139	140
141	70.363 5840	142	27.424 7190	143	144
145	70.378 5950	146	27.435 7340	147	148
149	70.393 6060	150	27.446 7490	151	152
153	70.408 6170	154	27.457 7640	155	156
157	70.423 6280	158	27.468 7790	159	160
161	70.438 6390	162	27.479 7940	163	164
165	70.453 6500	166	27.490 8090	167	168
169	70.468 6610	170	27.501 8240	171	172
173	70.483 6720	174	27.512 8390	175	176
177	70.498 6830	178	27.523 8540	179	180
181	70.513 6940	182	27.534 8690	183	184
185	70.528 7050	186	27.545 8840	187	188
189	70.543 7160	190	27.556 8990	191	192
193	70.558 7270	194	27.567 9140	195	196
197	70.573 7380	198	27.578 9290	199	200
201	70.588 7490	202	27.589 9440	203	204
205	70.603 7600	206	27.600 9590	207	208
209	70.618 7710	210	27.611 9740	211	212
213	70.633 7820	214	27.622 9890	215	216
217	70.648 7930	218	27.633 10000	219	220
221	70.663 8040	222	27.644 10150	223	224
225	70.678 8150	226	27.655 10300	227	228
229	70.693 8260	230	27.666 10450	231	232
233	70.708 8370	234	27.677 10600	235	236
237	70.723 8480	238	27.688 10750	239	240
241	70.738 8590	242	27.699 10900	243	244
245	70.753 8700	246	27.710 11050	247	248
249	70.768 8810	250	27.721 11200	251	252
253	70.783 8920	254	27.732 11350	255	256
257	70.798 9030	258	27.743 11500	259	260
261	70.813 9140	262	27.754 11650	263	264
265	70.828 9250	266	27.765 11800	267	268
269	70.843 9360	270	27.776 11950	271	272
273	70.858 9470	274	27.787 12100	275	276
277	70.873 9580	278	27.798 12250	279	280
281	70.888 9690	282	27.809 12400	283	284
285	70.903 9800	286	27.820 12550	287	288
289	70.918 9910	290	27.831 12700	291	292
293	70.933 10020	294	27.842 12850	295	296
297	70.948 10130	298	27.853 13000	299	300
301	70.963 10240	302	27.864 13150	303	304
305	70.978 10350	306	27.875 13300	307	308
309	70.993 10460	310	27.886 13450	311	312
313	71.008 10570	314	27.897 13600	315	316
317	71.023 10680	318	27.908 13750	319	320
321	71.038 10790	322	27.919 13900	323	324
325	71.053 10900	326	27.930 14050	327	328
329	71.068 11010	330	27.941 14200	331	332
333	71.083 11120	334	27.952 14350	335	336
337	71.098 11230	338	27.963 14500	339	340
341	71.113 11340	342	27.974 14650	343	344
345	71.128 11450	346	27.985 14800	347	348
349	71.143 11560	350	27.996 14950	351	352
353	71.158 11670	354	28.007 15100	355	356
357	71.173 11780	358	28.018 15250	359	360
361	71.188 11890	362	28.029 15400	363	364
365	71.203 12000	366	28.040 15550	367	368
369	71.218 12110	370	28.051 15700	371	372
373	71.233 12220	374	28.062 15850	375	376
377	71.248 12330	378	28.073 16000	379	380
381	71.263 12440	382	28.084 16150	383	384
385	71.278 12550	386	28.095 16300	387	388
389	71.293 12660	390	28.106 16450	391	392
393	71.308 12770	394	28.117 16600	395	396
397	71.323 12880	398	28.128 16750	399	400
401	71.338 12990	402	28.139 16900	403	404
405	71.353 13100	406	28.150 17050	407	408
409	71.368 13210	410	28.161 17200	411	412
413	71.383 13320	414	28.172 17350	415	416
417	71.398 13430	418	28.183 17500	419	420
421	71.413 13540	422	28.194 17650	423	424
425	71.428 13650	426	28.205 17800	427	428
429	71.443 13760	430	28.216 17950	431	432
433	71.458 13870	434	28.227 18100	435	436
437	71.473 13980	438	28.238 18250	439	440
441	71.488 14090	442	28.249 18400	443	444
445	71.503 14200	446	28.260 18550	447	448
449	71.518 14310	450	28.271 18700	451	452
453	71.533 14420	454	28.282 18850	455	456
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461	71.563 14640	462	28.304 19150	463	464
465	71.578 14750	466	28.315 19300	467	468
469	71.593 14860	470	28.326 19450	471	472
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477	71.623 15080	478	28.348 19750	479	480
481	71.638 15190	482	28.359 19900	483	484
485	71.653 15300	486	28.370 20050	487	488
489	71.668 15410	490	28.381 20200	491	492
493	71.683 15520	494	28.392 20350	495	496
497	71.698 15630	498	28.403 20500	499	500

[illegible][illegible]

Figure 10 is a cross-sectional diagram of a 3-lane road. The total width is 30 feet. The diagram shows a 12-foot traveled AGS (Asphalt Gravel Surface) on the left, a 12-foot untraveled AGS (Asphalt Gravel Surface) in the middle, and a 12-foot paved AGS (Asphalt Gravel Surface) on the right. The 12-foot traveled AGS is further divided into a 14-foot section and a 2-foot section. The 12-foot untraveled AGS is further divided into a 12-foot section and a 2-foot section. The 12-foot paved AGS is further divided into a 12-foot section and a 2-foot section. The diagram also shows a 12-foot untraveled AGS on the right side.

[illegible][illegible][illegible]

NORTH LAYOUT

0 40 80 160

Plan Scale: 1" = 80'



ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Order Number: 19339615

This document is being re-recorded to correct the legal

Warranty Deed

For value received,

Andrew Farm Limited Partnership

the grantor, does hereby grant, bargain, sell, and convey unto

Richard Albisu and Nicole A. Albisu, husband and wife

whose current address is [REDACTED]

the grantee, the following described premises, in Canyon County, Idaho, to wit: See Attached

The following describes a parcel of real property lying within the West half of the Southeast Quarter of Section 21, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at the northwest corner of said West Half of the Southeast Quarter;
Thence along the North boundary line of the Southeast Quarter, South 89 degrees 33 minutes 52 seconds East, 1320.02 feet to the northeast corner of said West Quarter of the Southeast Quarter;
Thence continuing along the East boundary line of said West Half of the Southeast Quarter, South 00 degrees 08 minutes 02 seconds West, 1319.41 feet to the southeast corner of said West Half of the Southeast Quarter;
Thence along the South boundary line of said Southeast Quarter, North 89 degrees 37 minutes 34 seconds West, 816.26 feet;
Thence departing said south boundary line, North 02 degrees 39 minutes 33 seconds West, 53.53 feet to the centerline of a certain ditch;
Thence along said ditch, North 20 degrees 21 minutes 08 seconds West, 1252.60 feet;

Order Number: 19339615

Warranty Deed - Page 1 of 3

2019-052850

RECORDED

11/01/2019 09:41 AM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$15.00

TYPE: DEED

TITLEONE BOISE

ELECTRONICALLY RECORDED

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT



Order Number: 19339615

This document is being re-recorded to correct the legal

Warranty Deed

For value received,

Andrew Farm Limited Partnership

the grantor, does hereby grant, bargain, sell, and convey unto

Richard Albisu and Nicole A. Albisu, husband and wife

whose current address is [REDACTED]

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See attached

The following describes a parcel of real property lying within the West half of the Southeast Quarter of Section 21, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at the northwest corner of said West Half of the Southeast Quarter,
Thence along the North boundary line of the Southeast Quarter, South 89 degrees 33 minutes 52 seconds East, 1320.02 feet to the northeast corner of said West Quarter of the Southeast Quarter;
Thence continuing along the East boundary line of said West Half of the Southeast Quarter, South 00 degrees 08 minutes 02 seconds West, 1319.41 feet to the southeast corner of said West Half of the Southeast Quarter;
Thence along the South boundary line of said Southeast Quarter, North 89 degrees 37 minutes 34 seconds West, 816.28 feet;
Thence departing said south boundary line, North 02 degrees 39 minutes 33 seconds West, 53.53 feet to the centerline of a certain ditch;
Thence along said ditch, North 20 degrees 21 minutes 08 seconds West, 1252.60 feet;

Order Number: 19339615

Warranty Deed - Page 1 of 3

Thence continuing along said ditch, North 01 degrees 21 minutes 25 seconds East, 96.00 feet to the North boundary line of said Southwest Quarter of the Southeast Quarter;
Thence along said North boundary line, North 89 degrees 33 minutes 18 seconds West, 64.56 feet to the Northwest corner of said Southwest Quarter of the Southeast Quarter;
Thence along the West boundary line of said Northwest Quarter of the Southeast Quarter, North 00 degrees 12 minutes 28 seconds East, 1321.04 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: October 18, 2019

Andrew Farm Limited Partnership

BY Leonard P. Andrews
Leonard P. Andrews, General Partner

State of ID, County of Canyon, ss.

On this 1st day of Nov in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Leonard P. Andrews known or identified to me to be the General Partner of the partners in the partnership of **Andrew Farm Limited Partnership** and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

Jill Farwell, Notary Public
Residing at: _____
My Commission Expires: _____
(seal) Residing in Winter, Idaho
Commission Expires: 04/01/2025





DAVID EVANS
AND ASSOCIATES INC.

DESCRIPTION FOR
ANDREW FARM LTD PARTNERSHIP
PARCEL C

The following describes a parcel of real property lying within the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 21, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at the northwest corner of said W1/2 SE1/4; Thence, along north boundary line of said SE1/4, South 89°33'52" East, 1320.02 feet to the northeast corner of said W1/4 SE1/4;

Thence, along the east boundary line of said W1/2 SE1/4, South 00°13'06" West, 1321.40 feet to the southeast corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), also being the northeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4);

Thence, continuing along the east boundary line of said W1/2 SE1/4, South 00°08'02" West, 1319.41 feet to the southeast corner of said W1/2 SE1/4;

Thence, along the south boundary line of said SE1/4, North 89°37'34" West, 816.26 feet;

Thence, departing said south boundary line, North 02°39'33" West, 53.53 feet to the centerline of a certain ditch;

Thence, along said centerline, North 20°21'08" West, 1252.60 feet;

Thence, continuing along said centerline, North 01°21'25" East, 96.00 feet, to the north boundary line of said SW1/4 SE1/4;

Thence, along said north boundary line, North 89°33'18" West, 64.56 feet, to the west boundary line of said SE1/4;

Thence, along said west boundary line, North 00°12'28" East, 1321.04 feet to the POINT OF BEGINNING, containing 71.701 acres more or less.

LAT 5-19-18

1 Parcel C

NA NA 7-15-19
7-15-19



COMPREHENSIVE PLAN AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



CHECK APPLICATION TYPE:

☒ Comprehensive Plan **Map** Amendment (change the future land use designation)

☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan policy or amendment)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

☒ Master Application completed and signed

☒ Detailed letter fully describing the request and reasoning including compatibility with neighboring uses and density, address any applicable Comprehensive Plan Policies that support the change or support the vision of the County

☒ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter

☒ Land Use Worksheet

☒ Site or Concept Plan showing proposed development

n/a ☐ Draft of proposed policy change for text amendment (if applicable)

☒ Deed or evidence of property interest to all subject properties.

☒ **\$2500 non-refundable fee**

NOTE:

Additional studies and information may be required to understand the impact to traffic, the environment, economics and/or surrounding properties.

PROCESS: PUBLIC HEARING

ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



Select Application Type:

- ☒ Zoning **Map** Amendment (Rezone)
- ☐ Rezone (No conditions; CCZO §07-06-05)
- ☒ Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- ☐ Zoning **Text** Amendment (propose amendment to ordinance)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- ☒ Master Application completed and signed (See attached application)
- ☒ Letter of Intent:
- **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
 - Is the request generally consistent with the comprehensive plan?
 - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
 - Is the request compatible with surrounding land uses?
 - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
 - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
 - Does legal access to the subject property for the request exist or will it exist at the time of development?
 - Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
 - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - **Conditional rezone** requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
 - **Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
- ☒ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
- ☒ Land Use Worksheet (map amendment only) – See attached worksheet
- ☐ Draft of proposed ordinance change (text amendment only)
- ☒ Deed or evidence of property interest to subject property
- ☒ **\$850 Rezone or \$1,235 for a Conditional Rezone**
- ☐ **\$2,500 Text Amendment**
- (Fees are non-refundable)**

n/a

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____

DSD Planner: _____

Associated Case No: _____

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

	<input checked="" type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'x30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
	<input checked="" type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
	<input checked="" type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
	<input checked="" type="checkbox"/> Easement locations and dimensions
	<input checked="" type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
n/a	<input type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain
n/a	<input type="checkbox"/> Existing or proposed fences
n/a	<input type="checkbox"/> Signs
n/a	<input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
n/a	<input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
n/a	<input type="checkbox"/> Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

	<input checked="" type="checkbox"/> A description of the proposed use and existing uses
	<input checked="" type="checkbox"/> A description of the proposed request and why it is being requested
tbd	<input type="checkbox"/> Expected traffic counts and patterns
tbd	<input type="checkbox"/> Phasing of development
	<input checked="" type="checkbox"/> How proposed use may affect neighboring uses
	<input checked="" type="checkbox"/> A description or further explanation of the site features (see site plan list above)
n/a	<input type="checkbox"/> Explanation of any other permits through other agencies that may be required
n/a	<input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping
	<input checked="" type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
	<input checked="" type="checkbox"/> Any other items which may require further explanation

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org**Planning Division Email:** zoninginfo@canyonco.org**Receipt Number:** 74602**Date:** 5/26/2022**Date Created:** 5/26/2022**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Stephanie Hopkins**Comments:** OR2022-0007 & CR2022-0015 location R37934011 0 TBD Galloway Rd Middleton**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Comprehensive Plan Amendment	OR2022-0007	\$2,500.00	\$0.00	\$0.00
Planning - Conditional Rezone with Development Agreement	CR2022-0015	\$1,235.00	\$0.00	\$0.00

Sub Total: \$3,735.00**Sales Tax:** \$0.00**Total Charges:** \$3,735.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	115008722	\$3,735.00

Total Payments: \$3,735.00**ADJUSTMENTS****Receipt Balance:** \$0.00